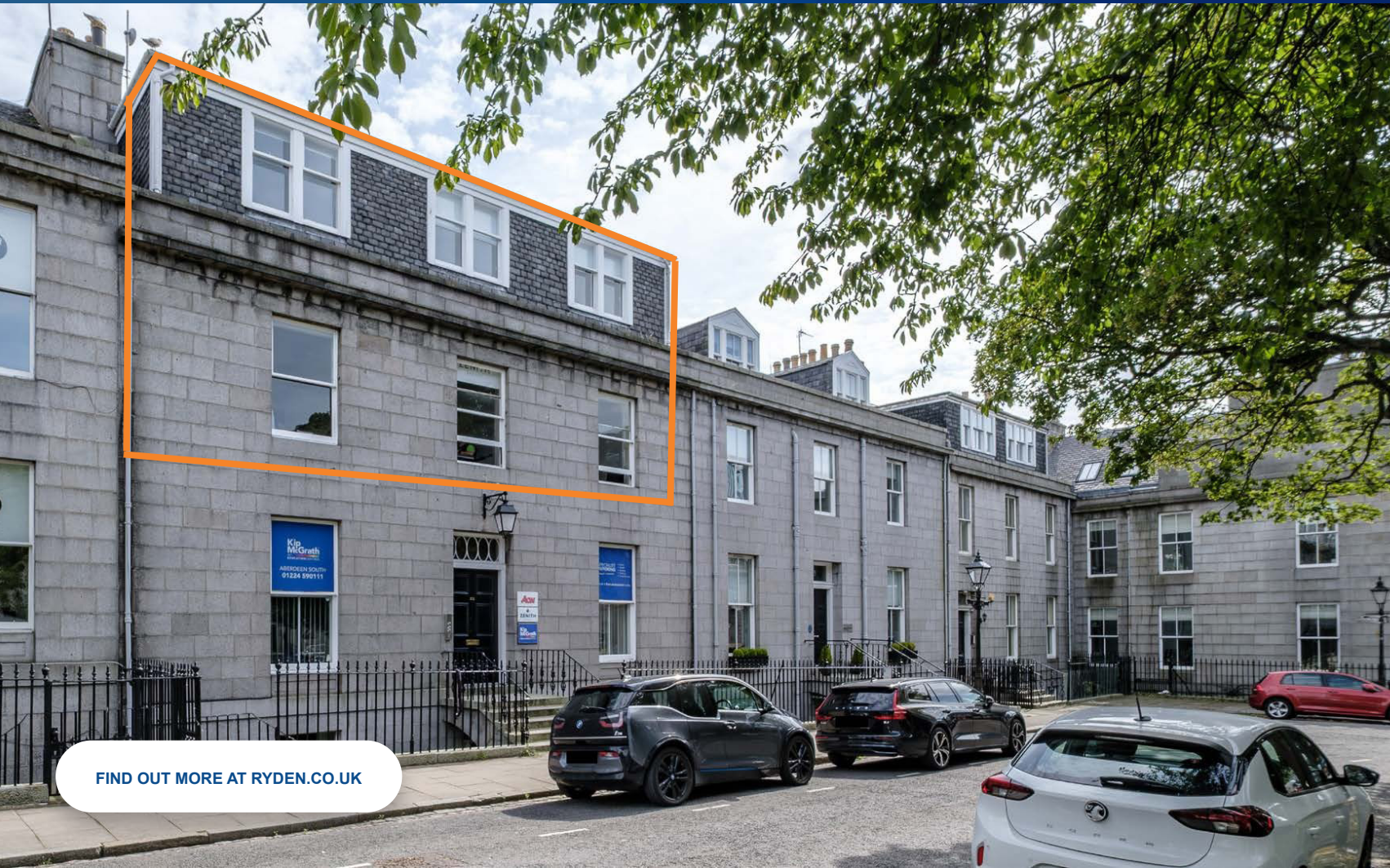


# Ryden

TO LET

MODERN CITY CENTRE OFFICE  
ACCOMMODATION WITH PARKING  
79.43 - 167.69 SQ M (855 - 1,805 SQ FT)



FIRST & SECOND  
FLOOR, 13 BON  
ACCORD SQUARE  
ABERDEEN  
AB11 6DJ

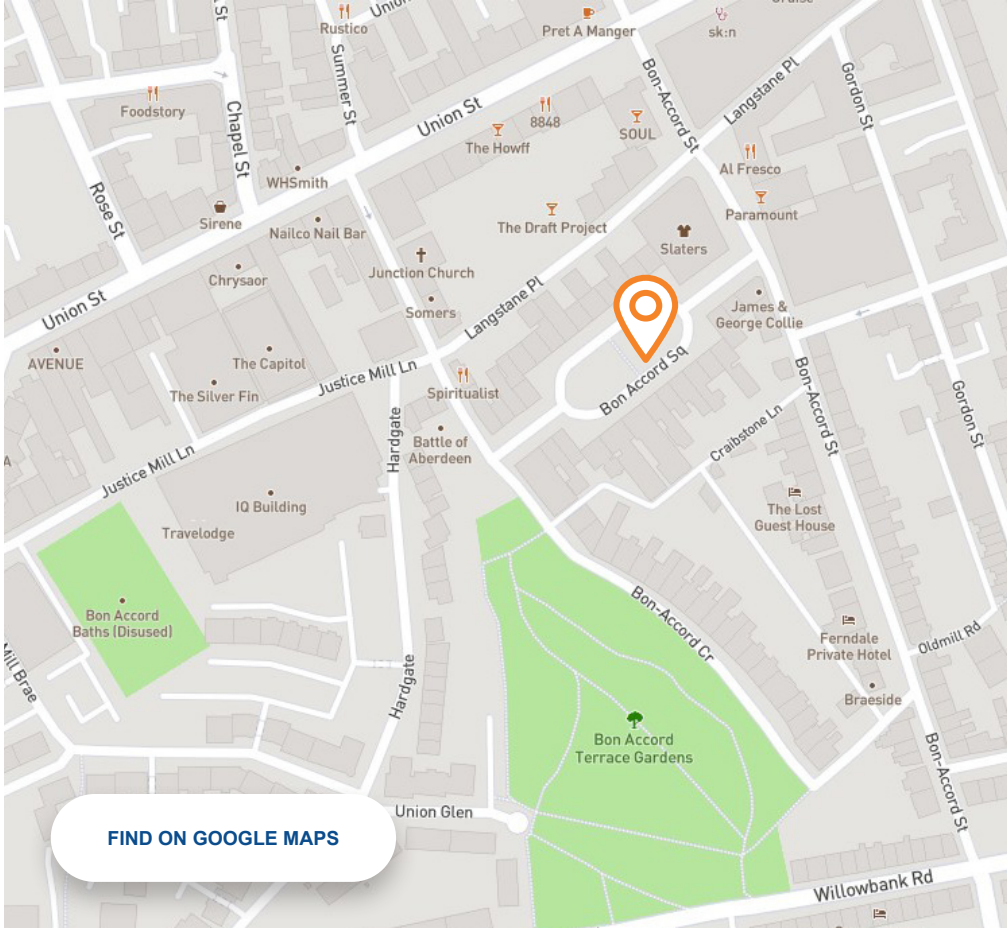
SITUATED WITHIN  
AN ESTABLISHED  
BUSINESS LOCATION

FLOORS AVAILABLE  
INDIVIDUALLY OR COMBINED

100% BUSINESS RATES  
RELIEF MAY BE AVAILABLE  
SUBJECT TO QUALIFYING  
CRITERIA

4 INDOOR PARKING SPACES

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

The building occupies a prime position on the south side of Bon Accord Square, one of Aberdeen's most established and prestigious city centre addresses, while maintaining a quiet and tranquil setting. The property benefits from a highly desirable mixed use environment comprising quality office accommodation and residential apartments.

The property is located approximately 200 meters from Union Street, Aberdeen's principal commercial thoroughfare, providing immediate access to an extensive range of retail, leisure and professional amenities.

Excellent transport connectivity is a key feature of the location. Aberdeen railway and bus station are both within a short walk and frequent services operating along Union Street.

Neighbouring occupiers include; James Milne Chartered Accountants, Zenith Energy, Think PR and Blackadders LLP, AON and local Boutique Hotel reinforcing the square's reputation as a professional and well-regarded business address.

## DESCRIPTION

The subjects comprise a four storey B-listed mid terraced townhouse constructed of granite under a pitched and slate roof.

The first and second floors provide modern office accommodation while retaining the buildings traditional charm. The first floor features a fully fitted kitchen, while the second floor includes a tea prep area. Each floor is equipped with WC's comprising of 2 stalls.

Internally, each floor offers a mix of open plan and cellular office accommodation of the following specification:

- LED lighting
- Painted plaster walls
- Carpet flooring
- Perimeter trunking
- Gas radiator central heating
- Existing fit out in the form of meeting room/ board room and kitchen tea prep facility

## CAR PARKING

The property benefits from a secure indoor garage accessed directly from Craibstone Lane, providing dedicated parking. Two car parking spaces are allocated to each floor. In addition, on street metered parking is available within Bon Accord Square.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	88.26	950
SECOND FLOOR	79.43	855
<b>TOTAL</b>	<b>167.69</b>	<b>1,805</b>

## RENT

On application.

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis. Flexible terms are available.

## EPC

A copy of the EPC and Recommendations Report can be made available upon request.

**EXCELLENT  
TRANSPORT  
CONNECTIVITY  
IS A KEY  
FEATURE OF  
THE LOCATION**





## BUSINESS RATES

The subjects are currently entered in the Assessor's Valuation Roll as follows:

	01-APR-23	01-APR-26
<b>FIRST FLOOR</b>	£13,500	£10,000
<b>SECOND FLOOR</b>	£11,000	£8,200

Any ingoing occupier may qualify for 100% rates relief under the Small Business Bonus Scheme (SBBS)

## SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the upkeep and repair of common areas of the property. Further details are available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including undertaking and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable agents to meet their respective obligations under the Regulations.

## ENTRY

Upon conclusion of legal missives.



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ACCORD SQUARE  
ABERDEEN  
AB11 6DJ**

**TO LET**  
**MODERN CITY  
CENTRE OFFICE**  
**79.43 - 167.69 SQ M**  
**(855 - 1,805 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

## Arron Finnie

T 07880 716 900

E [arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

## Erin Chessor

T 07570 382 544

E [erin.chessor@ryden.co.uk](mailto:erin.chessor@ryden.co.uk)

## Ryden

The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA

01224 588866

[ryden.co.uk](http://ryden.co.uk)

# Ryden

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